

High Street, Chalfont St. Giles, Buckinghamshire, HP8 4QH



## Fixed £399,950 Freehold 2 Bedroom Terraced House

We are delighted to present this grade II listed TWO DOUBLE BEDROOM TERRACE HOUSE, in this prominent village centre location.

- VILLAGE CENTRE LOCATION
- RECENTLY RENOVATED KITCHEN
- LIVING ROOM
- PRIVATE PATIO
- FAMILY BATHROOM
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS WC
- GRADE II LISTED
- WELL PRESENTED THROUGHOUT

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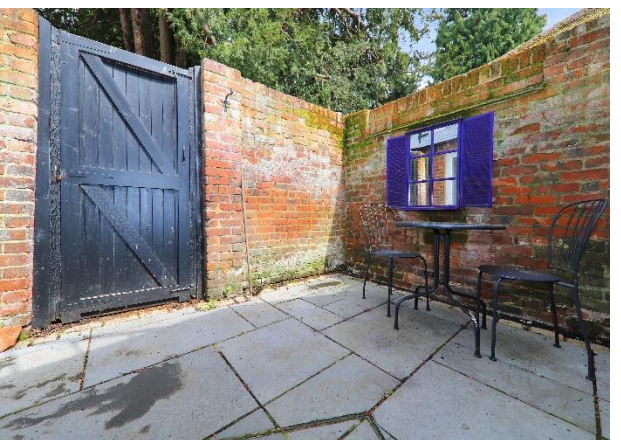
The ground floor of this property consists of a recently renovated kitchen with a range of integrated appliances. There is also a good-sized living/dining room to the rear that has access to the downstairs W.C. Upstairs are two good-sized double bedrooms, with built in storage. There is also a modern three-piece bathroom suite. To the rear of the property is a private patio, perfect for Alfresco dining.

Central London is very easily accessible by road via the M40 (junction 2) and the M25 (junction 17), which also provides access to Heathrow, Gatwick and other major road links. Chalfont & Latimer Station is also nearby giving access to London Marylebone in approx. 35 minutes. The local area is also renowned for its excellent schooling with the likes of Chesham Grammar School and Dr Challoner's High School nearby.

- Local Authority: Buckinghamshire Council
- Council Tax: Band E (2023-2024)
- Approx. Floor Area: 592 Sq ft / 55 Sqm
- Nearest Station: 2.7 miles – Seer Green & Jordans Station (Chiltern Railways)

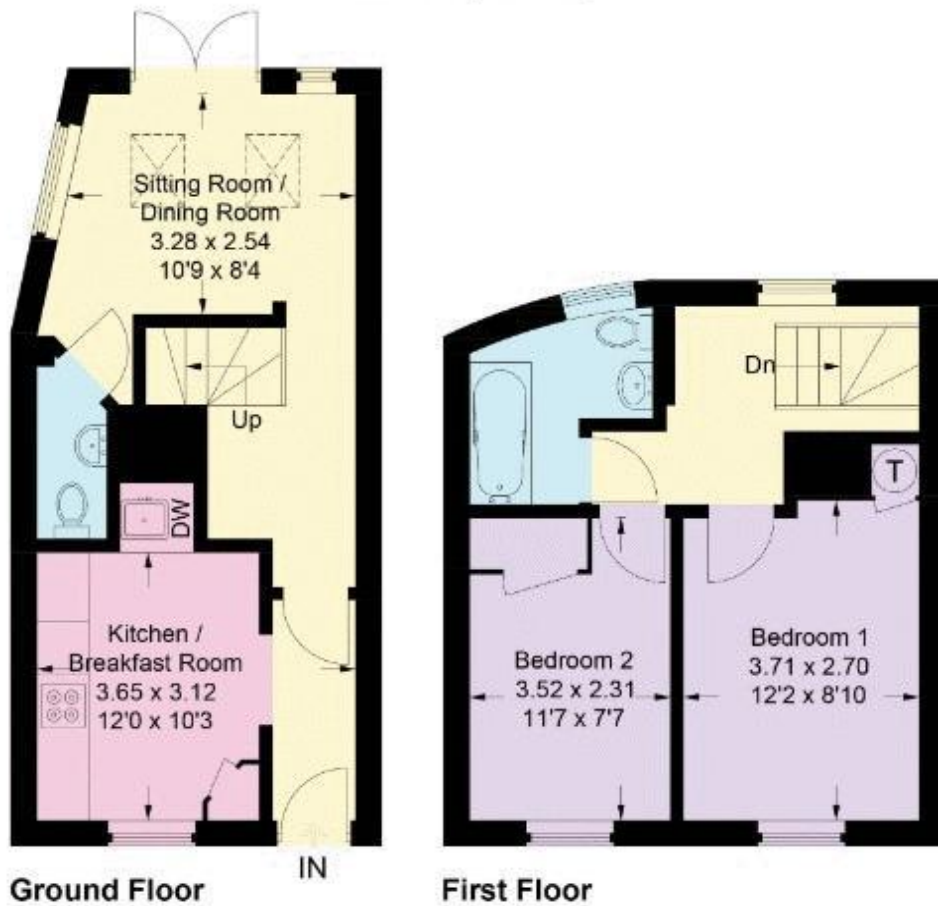


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## Lychgate Cottage

Approximate Gross Internal Area  
 Ground Floor = 28 sq m / 301 sq ft  
 First Floor = 27 sq m / 291 sq ft  
 Total = 55 sq m / 592 sq ft



Ground Floor

First Floor

**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E		
21-38	F	35   F	
1-20	G		